

✓03146

KNOW ALL MEN BY THESE PRESENTS, THAT I, HOWARD R. DODGE, of Bath, in the County of Sagadahoc and State of Maine, Guardian of DENNIS M. DODGE, minor child of the said HOWARD R. DODGE and Grace C. Dodge, late of said Bath, deceased, having on the **FIRST** day of **April**, A. D. 1969, obtained license from the Honorable Ronald A. Hart, Judge of Probate within and for said County of Sagadahoc and State of Maine, to sell and convey at private sale the real estate, hereinafter described, of the said DENNIS M. DODGE, for the sum of Two Thousand Two Hundred Twenty-Two and 22/100 (\$2,222.22) Dollars, the same being an advantageous offer therefor, and having, agreeably to the Order and Decree of said Court, given due notice upon the petition for license to make such sale, and having given the bond required by law, by virtue of the power and authority with which I am as aforesaid vested, and in consideration of the aforesaid sum of Two Thousand Two Hundred Twenty-Two and 22/100 (\$2,222.22) Dollars to me paid by HYDE SCHOOL, an independent secondary school, duly incorporated under the laws of the State of Maine and located at Bath, in the County of Sagadahoc and State of Maine, the receipt whereof I do hereby acknowledge, have given, granted and sold, and by these presents do give, grant, sell and convey to the said HYDE SCHOOL, its successors and assigns, the following described real estate, to wit:

An undivided two-ninths (2/9) interest in and to a certain lot or parcel of land, situated in Bath, in the County of Sagadahoc and State of Maine, bounded and described as follows, to wit: Beginning at a point marked by a post on the south line of property now or formerly of one Wade; thence south thirty (30) degrees west two hundred twenty-nine (229) feet by a woven wire fence to a post; thence south thirteen (13) degrees east one hundred thirty and six-tenths (130.6) feet by said fence to another post; thence south two (2) degrees west one hundred (100) feet by said fence to another post; thence west two hundred (200) feet by said fence to another post; thence north ten (10) degrees east two hundred eighty (280) feet by said fence to another post; thence continuing said last mentioned course to a point where the

same would intersect with the south line of said Wade property extended in a general westerly direction to said last mentioned course and said point of intersection; thence running in a general easterly direction along said south line of said Wade property, extended as aforesaid, to the southwest of said Wade property; thence continuing in a general easterly direction along said south line of said Wade property to the point of beginning, including fence, but subject to existing water and sewer easements.

The above described property is a portion of the property conveyed by Lewis Lumber Company to Grace C. Dodge, by instrument dated September 15, 1952 and recorded in the Sagadahoc County Registry of Deeds in Book 303, Page 14.

TO HAVE AND TO HOLD the same, with all the privileges and appurtenances to the same belonging, in manner as aforesaid, to the said HYDE SCHOOL, its successors and assigns, to its and their use and behoof forever.

AND I, the said HOWARD R. DODGE, in my said capacity, do covenant to and with the said HYDE SCHOOL, as aforesaid, that I have in all things observed the rules and directions of law relative to the selling of said estate, and have good right and lawful authority to sell and convey the same in manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal in my said capacity, this first day of April, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered
in presence of

Donald A. Spear Howard R. Dodge
Guardian of Dennis M. Dodge

STATE OF MAINE
SAGadahoc, ss.

April 1, 1969.

Then personally appeared the above-named, HOWARD R. DODGE, and acknowledged the foregoing instrument to be his free act and deed in his capacity as aforesaid.

Before me,

Donald A. Spear
Notary Public



SAGADAHOC, SS.
RECEIVED JUN 8 1970 1 H. 10 M. P. M.
and recorded from the original